



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
EAST LOS ANGELES OFFICE
4801 E. 3RD STREET
LOS ANGELES, CALIFORNIA 90022-1601
Telephone: 323-881-7030
Fax: 323-264-7917
<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:
4801 E. 3RD STREET
LOS ANGELES, CALIFORNIA 90022-1601

IN REPLY PLEASE
REFER TO FILE:

September 6, 2006

Maria R Valdivia
5934 Northside Dr
Los Angeles, CA 90022-0000

Dear Maria R Valdivia,

5934 NORTHSIDE DR, LOS ANGELES
Assessor's ID#: 6339-011-001

An inspection of the above-referenced subject property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached Notice of Violation card.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the Building Official may initiate proceedings to record a Notice of Violation against the subject property with the County Recorder's office.

Additionally, pursuant to Section 103.5 of Title 26, any persons that violate any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the Building Official in response to such violations. Pursuant to Section 107.9 of Title 26, these costs may include (without limitation) the following:

- | | | |
|----|---|-----------------|
| 1. | For processing a 45-day notice pursuant to Section 103.4: | \$388.00 |
| 2. | For processing and recording a Notice of Violation pursuant to Section 103.4: | \$308.30 |
| 3. | For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4: | \$265.10 |

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations before the Building Official initiates proceedings to record a Notice of Violation and to avoid the assessment of any corresponding code enforcement fees to you.

If you have **not complied with all orders** by **September 16, 2006**, to commence and bring the subject property into code compliance, the Building Official will initiate proceedings to record a notice of violation and assess any corresponding code enforcement fees to you. Please be advised that, as part of the permit process, you may need to submit building plans for review and approval by the Building Official.

Any further information may be obtained by contacting the undersigned at 323-881-7030.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

M. Robles by M. Robles

MAXIMO ROBLES
Senior Building Engineering Inspector

Date Posted 9/6/06 By M. Robles





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IN REPLY PLEASE
REFER TO FILE:

NOTICE OF VIOLATION

September 6, 2006

SUBJECT: **5934 NORTHSIDE DR, LOS ANGELES**

OWNER: **Maria R Valdivia**
PROPERTY: **5934 Northside Dr, Los Angeles, CA 90022-0000**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE (S) INDICATED BELOW:

☒ Building Code

☐ Plumbing Code

☐ Mechanical Code

☐ Electrical Code

☐ Grading Code

☒ Zoning Code

DESCRIPTIONS

1. Section 104.2.5 Occupancy and use of the garage for dwelling purposes. (Garage conversion).

STOP ALL WORK

☒ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).

☐ Obtain permit(s) within 10 days office listed above for the cited work.

☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.

☐ A referral has been made to the District Attorney's Office for Criminal Prosecution.

Issued By: Maximo Robles

Phone: 323-881-7030

